

REQUEST FOR COUNCIL ACTION

SUBJECT: Farmers Insurance Rezone

SUMMARY: **Farmers Insurance Rezone;** 8732 South Redwood Road; Rezone approximately 0.3 acres from RR-1A (Rural Residential 1-acre lots) Zone to SC-1 (Neighborhood Commercial) and approximately 0.7 acres from RR-1A to R-1-10D (Single-family residential 10,000 square foot minimum lots) Zone; Kit Erickson (applicant) [Ray McCandless #ZC20150007]

FISCAL IMPACT: None.

STAFF RECOMMENDATION:

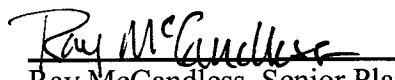
Staff recommends that the City Council approve the proposed rezone as recommended by the Planning Commission.

MOTION RECOMMENDED:

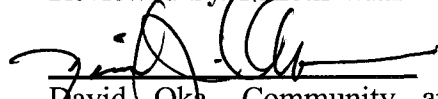
Based on the findings set forth in this staff report, and upon the evidence and explanations received today, I move that the City Council amend the Zoning Map for property located at approximately 8732 South Redwood Road from a RR-1A (Rural Residential 1-acre lots) zone to a SC-1 (Neighborhood Commercial) and R-1-10D (Single-family residential 10,000 square foot minimum lots) zoning district.

Roll Call vote required


Prepared by:


Ray McCandless, Senior Planner

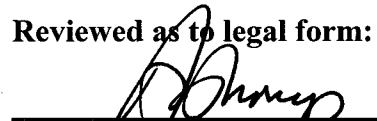
Reviewed by/Concur with:


David Oka, Community and Economic
Development Director

Recommended by:


Mark R. Palesh, City Manager

Reviewed as to legal form:


Robert Thorup, Deputy City Attorney

I. BACKGROUND / ANALYSIS

The subject property is currently zoned RR-1A, Rural Residential 1 acre minimum lot size. It is also in the RWO, Redwood Road Overlay which allows limited commercial land uses. There is an existing single-family dwelling on the property that the applicant is in the process of converting to an insurance office. The applicant is requesting to rezone the front portion of the property (approximately 175') to SC-1 (Neighborhood Commercial) and the rear portion of the lot (approximately 434') to R-1-10D to make the property consistent with the Future Land Use Map of the General Plan. The rezoning is also being requested in part to accommodate a larger monument sign in front of the insurance office than would be allowed in the RR-1A zone.

Surrounding zoning and land uses:

	Existing Land Use	Zoning	Land Use Designation
North	Residential	R-1-10D/SC-1	Medium Density Residential/Neighborhood Commercial
South	Residential	R-1-10F	Medium Density Residential
East	Professional Office	P-O	Professional Office
West	Residential	R-1-10F	Medium Density Residential

On September 1, 2105, the Planning Commission reviewed this item and in a 6-1 vote, recommended approval of the rezoning request (Exhibit E).

II. FINDINGS OF FACT

Section 13-7D-7(A): Amendments to the Zoning Map

Prior to amending the Zoning Map, the City Council shall make the following findings:

Criteria 1: *The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City's General Plan.*

Discussion: The 2012 Comprehensive General Plan contains goals and polices that support the request as follows:

Goal 2. Continually and consistently update the Future Land Use Map, Zoning Map and Zoning Ordinance for ease of reference and administration. (page 19)

Policy 2. The Zoning Map should accurately depict actual or intended land uses and the Zoning Ordinance shall incorporate any new or modified zoning classifications and the requirements therein when they are proposed. (page 19)

Rezoning the property will make the zoning consistent with the land use designation shown on the Future Land Use Map and will better reflect the proposed use of the property as a business.

Finding: The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City's General Plan.

Criteria 2: *The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.*

Discussion: The proposed rezoning will not adversely affect adjacent properties. The R-1-10D zoning will be consistent with the R-1-10F zoning to the south and the R-1-10D zoning to the north. The SC-1 zoning on Redwood Road will be consistent with the SC-1 zoning on the property to the north as shown on the attached Proposed Zoning map (Exhibit D).

Finding: The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.

Criteria 3: *The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.*

Discussion: The proposed amendment does not adversely affect public health, safety, or general welfare of the citizens of the City.

Finding: The proposed amendment furthers the public health, safety and general welfare of the citizens of the City.

Criteria 4: *The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.*

Discussion: Police, fire, water, sewer and roadway public services and infrastructure will not be affected by the proposed Zoning Map Amendment.

Finding: The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

Criteria 5: *The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.*

Discussion: The property is located within the Redwood Road Corridor Overlay (RWO). The area to be zoned R-1-10D is currently vacant but may be developed as single-family residential or another allowed use as permitted by the RWO overlay sometime in the future.

Finding: The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Conclusion:

The proposed Zoning Map Amendment to rezone the property from RR-1D to the SC-1 and R-1-10D zoning districts is warranted and is not contrary to any current goals and policies in the General Plan or conflicting with Title 13 (Zoning Ordinance) of the Municipal Code.

III. MOTION RECOMMENDED:

Based on the findings set forth in this staff report, and upon the evidence and explanations received today, I move that the City Council amend the Zoning Map for property located at approximately 8732 South Redwood Road from a RR-1A (Rural Residential 1-acre lots) zone to a SC-1 (Neighborhood Commercial) and R-1-10D (Single-family residential 10,000 square foot minimum lots) zoning district.

If the moving Councilmember disagrees with the staff's findings and conclusions and finds substantial evidence supporting a different result, the following motion may be given:

Based on the findings set forth in this staff report, and upon the evidence and explanations received today, I move that the City Council deny the proposed zoning map amendment for property located at approximately 8732 South Redwood Road from a RR-1A (Rural Residential 1-acre lots) zone to a SC-1 (Neighborhood Commercial) and R-1-10D (Single-family residential 10,000 square foot minimum lots) zoning district. Specifically, I disagree with the Staff and find that the following required criteria for a Zoning Map Amendment has/have not been met:

1. The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City's General Plan.
2. The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.
3. The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.
4. The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.
5. The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

6. A finding is made that there are adequate school facilities, if the amendment is to the zoning map, and if section 13-7A-4 of this chapter (adequate school facilities) is applicable.

Which criteria has been met or not met? Why?

Note: All applicable criteria must be met to support a positive action by the City Council.

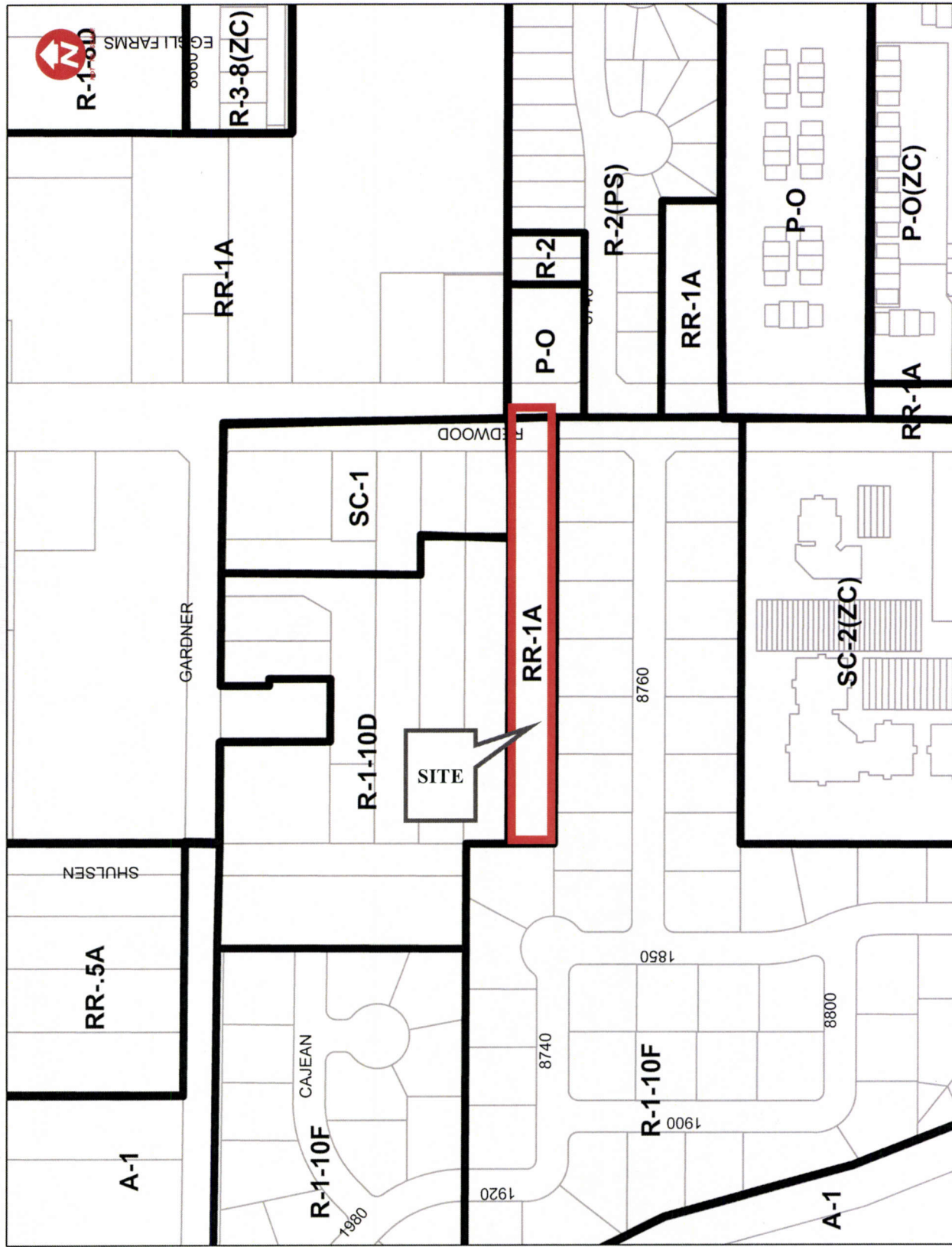
IV. ATTACHMENTS:

- Exhibit A – Aerial Map
- Exhibit B – Zoning Map
- Exhibit C – Future Land Use Map
- Exhibit D – Proposed Zoning Map
- Exhibit E – Letter of Intent
- Exhibit F – Application
- Exhibit G – Planning Commission Minutes
- Exhibit H - Ordinance



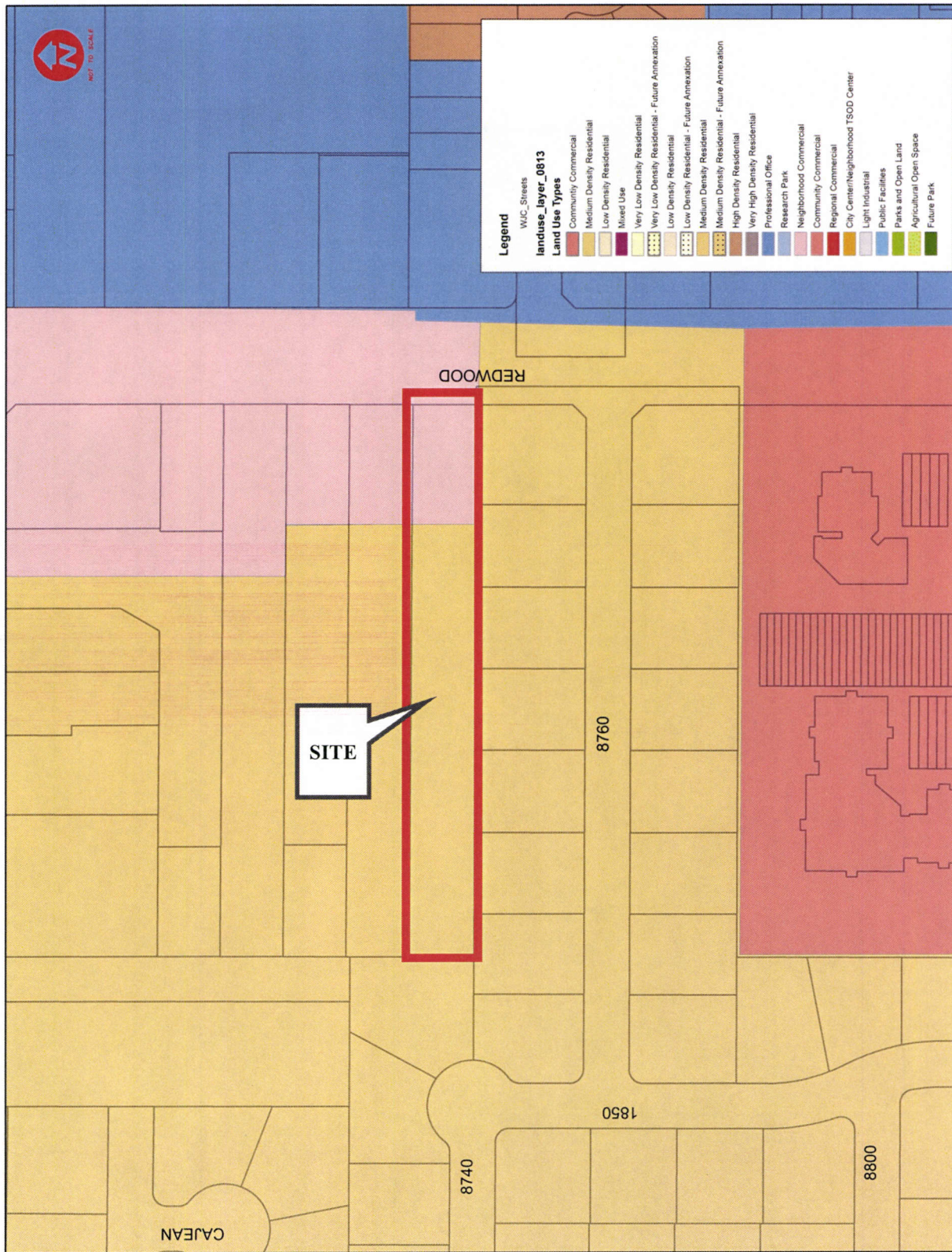
Aerial Map

Exhibit A



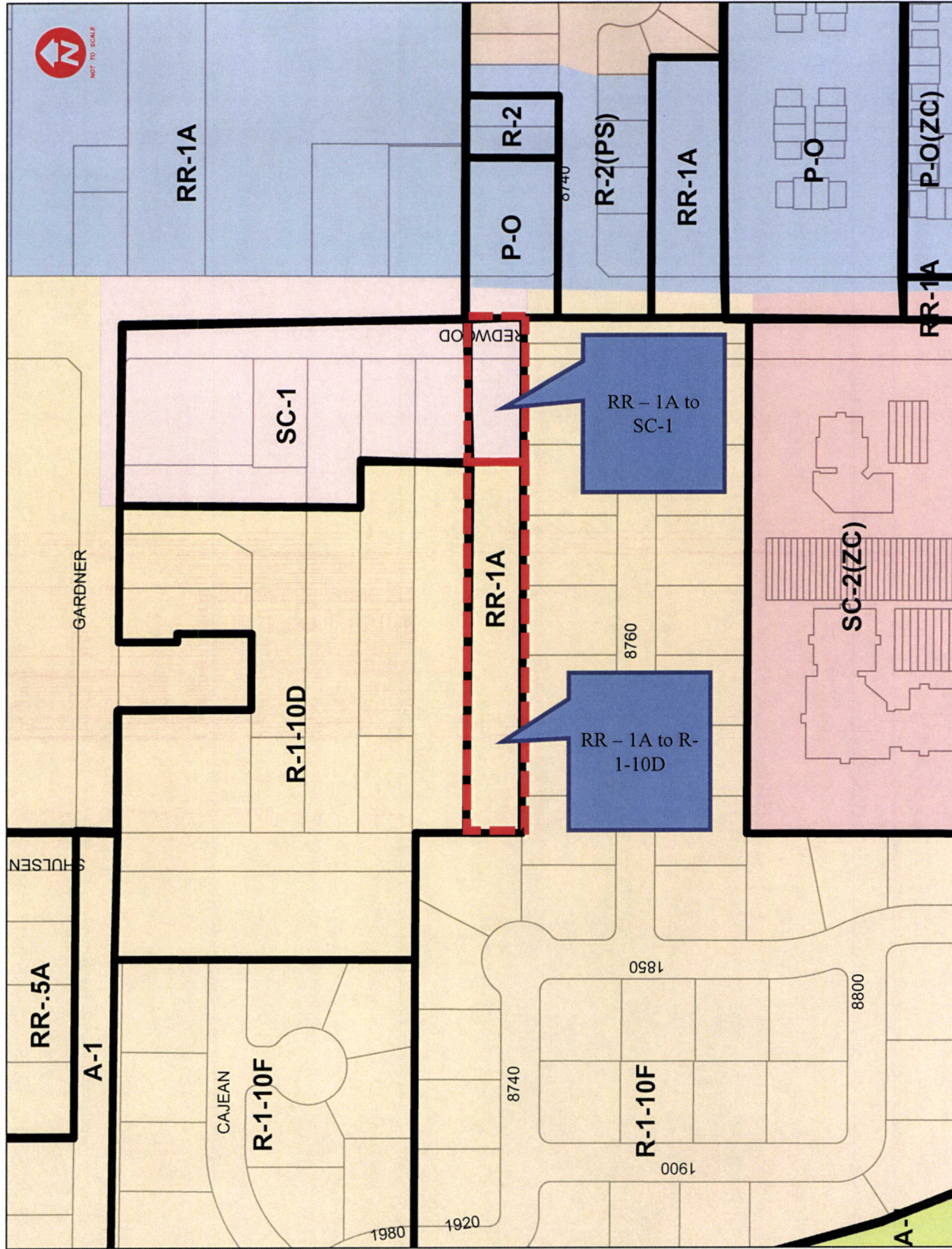
Zoning Map

Exhibit B



Future Land Use Map

Exhibit C



Proposed Zoning

Exhibit D

Statement of Purpose

The purpose of rezoning the lot at 8732 S Redwood Road is to allow for the creation of an insurance agency office at that address, consistent with the Future Land Use Plan of West Jordan City. Redwood Road is highly trafficked and is better given to commercial applications than to residential, as the city has previously determined. The proposed change will not hinder any future attainment of the city's general plan.

Because of the nature of the insurance office, there is very little traffic that will be generated by the business. Neighbors in the area are not likely to notice any difference in traffic, noise, or accessibility. As a professional office, the business would be closed in the evenings and would not be open on weekends. As such, neighbors that work would likely not be home when the agency is open for business, but in the case that they were to be home, they would not likely be affected by business operations.

There will be no impact on city services, such as water, sewer, storm drain, streets, traffic or fire services, since the business will likely use much less of these services than the property has used in the past as a residence. On the other hand, there will be a positive impact as a place of business will offer employment opportunities as well as the business making significant improvements to the property that will make it generally more attractive.

Letter of Intent

Exhibit E



CITY OF WEST JORDAN
COMMUNITY DEVELOPMENT APPLICATION
8000 South Redwood Road
(801) 569-5180

Sidwell # 27-03-128-016 Acreage: 1 Acre Lots: 1 Zoning: RR1A

Project Location: 8732 Redwood Road

Project Name: Farmers Insurance

Type of Application: ☐ Subdivision ☐ Conditional Use Permit
☐ Site Plan ☐ General Land Use Amendment
☒ Rezone ☐ Agreement
☐ Condominium ☐ Other

Applicant: Kit Erickson

Company:

Address: 8732 S Redwood Road

City: West Jordan

State: UT

Zip: 84088

Telephone: Office:

Cell: 801 360-2911

Email: KitErickson@hotmail.com

Property Owner: Same

Address:

City:

State:

Zip:

Telephone: Office:

Cell:

Email

Engineer: Permye

Company:

Address:

City:

State:

Zip:

Telephone: Office:

Cell:

Email

Architect:

Company:

Address:

City:

State:

Zip:

Telephone: Office:

Cell:

Email

SIGNATURE: Kit

DATE: 7/21/15

Project #: LC20150007

Date: 7/22/15

Received By: ODA LA

PLANNING

ENGINEERING

Application

Exhibit F

Exhibit G
Planning Commission Minutes

Exhibit G Planning Commission Minutes

DRAFT

*Planning & Zoning Commission Meeting Minutes
September 1, 2015
Page 11*

they put out. He goes there regularly to spend his money in West Jordan. It is an asset to West Jordan in a growing industry and more and more people want clean, healthy, local food.

Further public comment was closed at this point for this item.

Josh Suchoski said the commission needs to look not only at the public sentiment, but in providing a sustainable environment for the future of West Jordan. From the comments, he felt that the Bowlers have provided not only an alternative setting to buy meat and potentially dairy products, but growth for West Jordan in a sustainable way in an efficient manner, which should be commended. He thought that this is a valuable operation for West Jordan and the citizens.

David Pack felt the same way. He had been by the operations a few times and could detect no odorous odor and it is the cleanest farm he had seen.

Kelvin Green thought that they needed to consider that West Jordan has historically been farms. His own property originally had pheasants. They need to foster an environment where agriculture can coexist with an urbanized area. Also, he couldn't see the difference between having cows on the property and having dairy operations. The other ordinances Mr. Heward spoke of earlier do not apply to West Jordan. He supported the request.

Zach Jacob echoed the comments. He said in reality there probably won't be a farm here in ten or twenty years because the city is growing rapidly. But right now there is a farm that is allowed to have cows, and the subject of this question is whether or not he can milk the cows. He felt that the impacts on the neighborhood and business have not changed.

MOTION: Dan Lawes moved to approve the Conditional Use Permit to allow for dairy operations for Utah Natural Milk; 7482 South 5490 West; Bowler Livestock LC/Randy Bowler (applicant) with conditions 2 and 3 and striking condition 1. The motion was seconded by Zach Jacob and passed 7-0 in favor.

4. **Farmers Insurance Rezone; 8732 South Redwood Road; Rezone approximately 0.3 acres from RR-1A (Rural Residential 1-acre lots) Zone to SC-1 (Neighborhood Commercial) and approximately 0.7 acres from RR-1A to R-1-10D (Single-family residential 10,000 square foot minimum lots) Zone; Kit Erickson (applicant) [#ZC20150007]**

Kit Erickson, applicant, said the property is currently zoned residentially. All of the properties to the north that face Redwood Road are zoned commercially without application and fit the land use map. His property also fits the future land use map and should have been converted to commercial at the same time. His plan is to convert the existing home into a business office. There will be minimal difference as far as neighbors will see with minimal traffic at maybe four or five cars on a busy day. Signage will be on the property, but since it is on Redwood Road with the existing traffic and light, it fits.

Kelvin Green asked if he had started business already, and if yes, why without it being zoned.

Kit Erickson said yes he is, because he lost the lease at his previous location.

DRAFT

*Planning & Zoning Commission Meeting Minutes
September 1, 2015
Page 12*

Zach Jacob asked if he lived there and if his business license is for a regular business and not a home occupation.

Kit Erickson said he does not live there and it is a regular business license.

Ray McCandless said there was a rezoning years ago that approved the zoning on the properties to the north, so it wasn't just zoned that way, and this property is a remnant. The property is within the Redwood Road Corridor overlay and was designed with this type of property in mind to allow people to convert older homes to office space. So even under that Overlay it would be a permitted use to convert the home to an office. This request will change the zoning to fit the land use map and match the properties to the north.

Staff recommended that the Planning Commission accept the findings contained in the staff report and forward a positive recommendation to the City Council to rezone the property located at approximately 8732 South Redwood Road from a RR-1A (Rural Residential) zone to the SC-1 (Neighborhood Commercial) and R-1-10D zoning districts.

Zach Jacob asked if insurance office is permitted in the SC-1 zone.

Ray McCandless said yes.

Dan Lawes opened the public hearing.

Further public comment was closed at this point for this item.

MOTION: Zach Jacob moved based on the findings in the staff report and the discussion this evening to forward a positive recommendation to the City Council for Farmers Insurance Rezone; 8732 South Redwood Road; Kit Erickson (applicant) to rezone the property from RR-1A to SC-1 and R-1-10D zoning districts. The motion was seconded by Matt Quinney.

Kelvin Green said for the record he will vote no for the sole purpose that the planning commission is ratifying something that he thought should have been applied for beforehand. The sign is already up and the business has been in business in violation of Chapter 13 of the ordinance.

Dan Lawes asked for clarification if it is within the purview of the planning commission to enforce city code outside of reviewing conditional use permits.

Scott Langford said no.

VOTE: The motion passed 6-1 in favor with Kelvin Green casting the negative vote.

MOTION: Kelvin Green moved to adjourn.

The meeting adjourned at 7:57 p.m.

Exhibit H
Ordinance

Ordinance

Exhibit H

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

ORDINANCE NO. 15-29

AN ORDINANCE REZONING APPROXIMATELY .28 ACRES FROM RR-1A (RURAL RESIDENTIAL 1-ACRE LOTS) TO SC-1 (NEIGHBORHOOD COMMERCIAL) AND APPROXIMATELY 0.69 ACRES FROM RR-1A TO R-1-10D (SINGLE-FAMILY RESIDENTIAL 10,000 SQUARE FOOT MINIMUM LOTS)

Whereas, 0.97 acres of territory located at approximately 8732 South Redwood Road have been zoned to be in zone classification RR-1A (Rural Residential 1-acre lots); and

Whereas, the owners of the said territory have requested the territory be rezoned to be in zone classifications SC-1 (Neighborhood Commercial) and R-1-10D (Single-family residential 10,000 square foot minimum lots); and

Whereas, on September 1, 2015, the territory was considered by the Planning and Zoning Commission, which has made a positive recommendation to the City Council concerning the zoning classification to be applied to the territory; and

Whereas, a public hearing, pursuant to public notice, was held before the City Council on September 23, 2015; and

Whereas, the City Council finds and determines that the public health, welfare and safety of the community will be protected and that territory values will be preserved and improved if the territory is rezoned; and

NOW THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

1. The ZONING MAP OF THE CITY OF WEST JORDAN, UTAH, as adopted pursuant to Section 13-7D-1 of the West Jordan Municipal Code, is amended, by removing from zone classification RR-1A (Rural Residential 1-acre lots) and including in zone classifications SC-1 (Neighborhood Commercial) and R-1-10D (Single-family residential 10,000 square foot minimum lots) the area as described in attached Exhibit A.

This Ordinance shall become effective upon publication or posting or upon the expiration of twenty days following passage, whichever is earlier.

Passed and adopted by the City Council of the City of West Jordan, Utah this ____ day of ____, 2015.

CITY OF WEST JORDAN

By: _____
Kim V. Rolfe
Mayor

ATTEST:

MELANIE S. BRIGGS, MMC
City Clerk

Voting by the City Council

"AYE"

"NAY"

Councilmember Jeff Haaga
Councilmember Rice
Councilmember Nichols
Councilmember Hansen
Councilmember Southworth
Councilmember McConnehey
Mayor Kim V. Rolfe

CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION

I, Melanie S. Briggs, certify that I am the City Clerk/Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, on the _____ day of _____, 2015, pursuant to Utah Code Annotated, 10-3-711.

EXHIBIT A

Legal for Parcel A (TO BE REZONED FROM RR-1A TO SC-1)

Beginning at a point 836.63 feet South and 53.00 West from the North quarter corner of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence South 69.60 feet along the west Right of way of Redwood road; thence West 175.00 feet along the property line; thence North 69.60 feet; thence East 175.00 feet along the property line more or less to the point of beginning.

Contains 12,180 Sq. Ft. (0.28 Acres)

Legal for Parcel B (TO BE REZONED FROM RR-1A TO R-1-1C D)

Beginning at a point 836.63 feet South and 228.00 West from the North quarter corner of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence South 69.60 feet; thence West 433.00 feet along the property line; thence North 69.60 feet along the property line; thence East 433.00 feet along the property line more or less to the point of beginning.

Contains 30,137 Sq. Ft. (0.69 Acres)

Legal for Parcel A&B (OVERALL BOUNDARY DESCRIPTION)

Beginning at a point 836.63 feet South and 53.00 West from the North quarter corner of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence South 69.60 feet along the west right of way line Redwood road; thence West 608.00 feet along the property line; thence North 69.60 feet along the property line; thence East 608.00 feet along the property line more or less to the point of beginning.

Contains 42,317 Sq. Ft. (0.97 Acres)



City Clerk's Office
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5115
Fax (801) 565-8978

September 4, 2015

Kit Erickson
8732 South Redwood Road
West Jordan, UT 84088

Dear Kit:

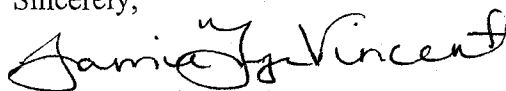
A Public Hearing will be held before the City of West Jordan City Council on Wednesday, September 23, 2015 at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering **a Rezone of approximately 0.3 acres from RR-1-A (Rural Residential 1-acre lots) Zone to SC-1 (Neighborhood Commercial) and approximately 0.7 acres from RR-1-A to R-1-10D (Single-family residential 10,000 square foot minimum lots) Zone; 8732 South Redwood Road; Kit Erickson (applicant).**

You are invited to attend the Public Hearing, take part in the discussions and voice any support or concerns you may have. The Council reserves the right to consider other zoning classifications based on information presented at the Public Hearing. If you have any questions, please contact the Planning and Zoning Department at 801-569-5060.

I have enclosed a copy of the **Notice of Public Hearing** that has been sent to property owners in the 300-foot radius of said property.

If you have any questions, please feel free to call me at 801-569-5115.

Sincerely,


Jamie Lyn Vincent
Deputy City Clerk

cc: Planning Department



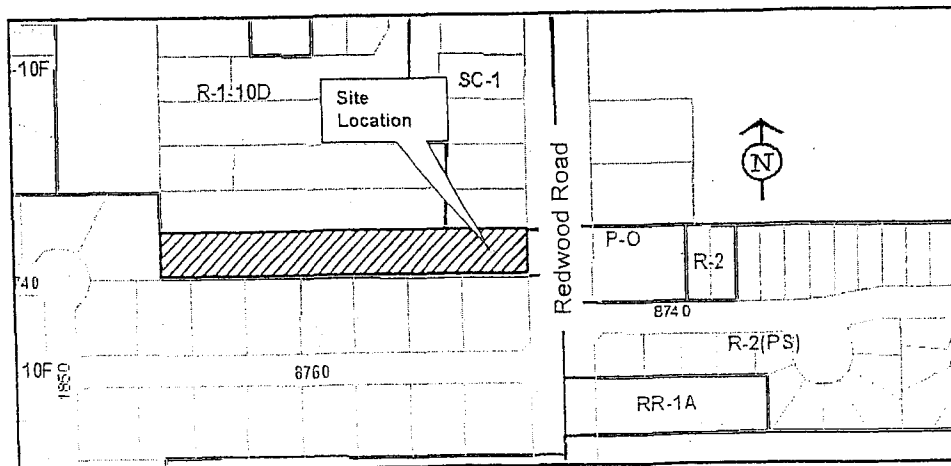
*Entity
mailing*

City Clerk's Office
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5115
Fax (801) 565-8978

THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING

A Public Hearing will be held before the City of West Jordan City Council on **Wednesday, September 23, 2015** at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to ratifying a **Rezone of approximately 0.3 acres from RR-1-A (Rural Residential 1-acre lots) Zone to SC-1 (Neighborhood Commercial) and approximately 0.7 acres from RR-1-A to R-1-10D (Single-family residential 10,000 square foot minimum lots) Zone; 8732 South Redwood Road.**

You are invited to attend the Public Hearing and provide information for West Jordan to consider in the process of preparing, adopting, and implementing a general plan or amendment to a general plan concerning impacts that the use of land proposed in the proposed general plan or amendments to the general plan may have on your entity; and uses of land within West Jordan that your entity is planning or considering that may conflict with the proposed general plan or amendment to the general plan, and/or take part in the discussions and voice any support or concerns you may have with the above-mentioned amendment. If you want to speak on an item, the time will be limited to 3 minutes. If you have any questions, please contact the Planning and Zoning Department at 801-569-5060.



The City of West Jordan, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call the City Recorder at 569-5115, giving at least three working days notice.



300' mailing

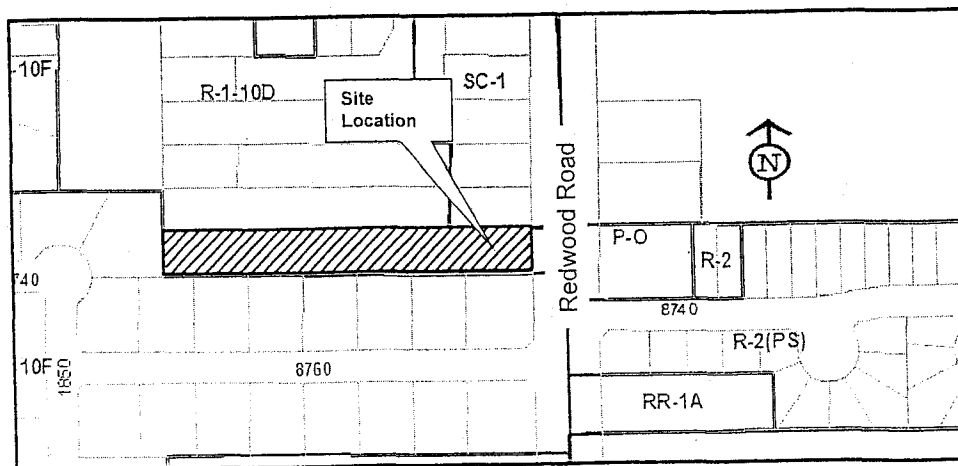
THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING

The City of West Jordan City Council has scheduled a public hearing to be held on Wednesday, September 23, 2015 at which time input will be received concerning the proposed item:

- **REZONE -**

Rezone of approximately 0.3 acres from RR-1-A (Rural Residential 1-acre lots) Zone to SC-1 (Neighborhood Commercial) and approximately 0.7 acres from RR-1-A to R-1-10D (Single-family residential 10,000 square foot minimum lots) Zone; 8732 South Redwood Road; Kit Erickson, (applicant).

The meeting will begin at 6:00 p.m. and will be held in the Council Chambers of the West Jordan City Hall, third floor, 8000 South Redwood Road, West Jordan, Utah. The City Council will consider input from all interested parties prior to making a recommendation to the West Jordan City Council on this issue.



The City of West Jordan, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call the City Recorder at 569-5115, giving at least three working days notice.

4770 S. 5600 W.
WEST VALLEY CITY, UTAH 84118
FED.TAX I.D.# 87-0217663
801-204-6910

Deseret News



The Salt Lake Tribune

PROOF OF PUBLICATION

CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
CITY OF WEST JORDAN, MELANIE BRIGGS 8000 S. REDWOOD RD. WEST JORDAN, UT 84088	9001403739	9/9/2015

ACCOUNT NAME			
CITY OF WEST JORDAN,			
TELEPHONE		ADORDER# / INVOICE NUMBER	
8015695115		0001049443 /	
SCHEDULE			
Start 09/09/2015		End 09/09/2015	
CUST. REF. NO.			
PH 9/23			
CAPTION			
CITY OF WEST JORDAN PUBLIC HEARING NOTICE A Public Hearing will be held before the			
SIZE			
50 Lines		1.00 COLUMN	
TIMES		RATE	
2			
MISC. CHARGES		AD CHARGES	
TOTAL COST			
67.50			

CITY OF WEST JORDAN
PUBLIC HEARING NOTICE

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, September 23, 2015 at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering ratifying a Rezone of approximately 0.3 acres from RR-1-A (Rural Residential 1-acre lots) Zone to SC-1 (Neighborhood Commercial) and approximately 0.7 acres from RR-1-A to R-1-10D (Single-family residential 10,000 square foot minimum lots) Zone; 8732 South Redwood Road; Kit Erickson (applicant).

You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. The Council reserves the right to consider other zoning classifications based on information presented at the Public Hearing. If you have any questions, please contact the Planning and Zoning Department at 801-569-5060.

Published this 9th day of September 2015

Jamie Lyn Vincent
Deputy City Clerk
1049443

UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **CITY OF WEST JORDAN PUBLIC HEARING NOTICE A Public Hearing will be held before the City of West Jordan City Council on Wednesday, September 23, 2015 at the ho** FOR **CITY OF WEST JORDAN**, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

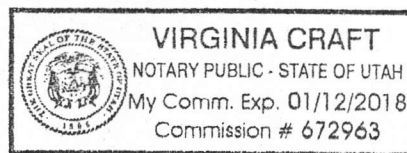
PUBLISHED ON Start 09/09/2015 End 09/09/2015

SIGNATURE

Handwritten signature

DATE 9/9/2015

THIS IS NOT A STATEMENT BUT A "PROOF OF PUBLICATION"
PLEASE PAY FROM BILLING STATEMENT



Virginia Craft
NOTARY SIGNATURE